

LJA ENGINEERING, INC.
T. W. HOYSA, P.E.



LIMMER SQUARE PRELIMINARY PLAT

FILE NUMBER

WILLIAMSON COUNTY

DATE

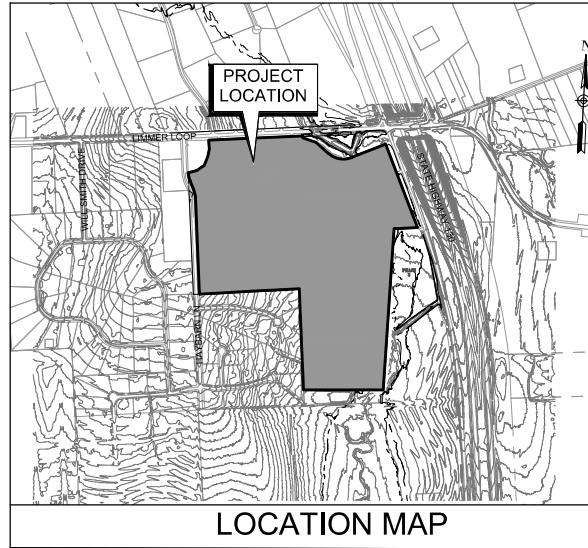
WATERSHED: BRUSHY CREEK, DAM 18 TRIBUTARY

JURISDICTION: UNINCORPORATED WILLIAMSON COUNTY

EDWARD AQUIFER: OUTSIDE ALL EDWARDS AQUIFER PROTECTION
PROGRAM ZONES

LEGAL DESCRIPTION: ALL OF THAT 111.87 ACRE TRACT OUT OF THE
SURVEY ABS, AS DESCRIBED IN DEED TO RECORDED IN DOC#
2021163233 OPRWCTX

LAND USE TABLE		
LOT TYPE	PARCEL COUNT	TOTAL AREA (ACRES)
SINGLE-FAMILY	202	24.66
TOWN-HOME	1	23.40
MULTI-FAMILY	1	16.35
OPEN SPACE / DRAINAGE / PARK	4	20.27
COMMERCIAL	5	10.56
PROPOSED ROW	N/A	15.95
		111.19 TOTAL



SCALE: 1"=1000'
SUBMITTAL DATE: 05/23/2024

OWNER:

LIMMER HOLDINGS LLC
101 PARKLANE BLVD SUITE 102,
SUGARLAND, TX 77478
CONTACT PERSON: NIVI PERMMASANI
PHONE: (731)-666-5266

ENGINEER:

LJA ENGINEERING, INC.
FIRM # F-1386
2700 LA FRONTERA BOULEVARD SUITE 200
ROUND ROCK, TX 78681
CONTACT PERSON: T.W. HOYSA, P.E.
PHONE: (512) 439-4700

SURVEYOR:

LJA SURVEY
7500 RIALTO BLVD
BLDG 2, ST 100
AUSTIN TX 78735
CONTACT PERSON: MATT OVERALL, R.P.L.S.
PHONE: (512) 439-4700

Sheet List Table

Sheet Number	Sheet Title	Sheet Description
Preliminary Plat		
01	CV1	COVER SHEET
02	GN1	GENERAL NOTES
03	PL0	OVERALL PRELIMINARY PLAT
04	PL1	PRELIMINARY PLAT (SHEET 1 OF 4)
05	PL2	PRELIMINARY PLAT (SHEET 2 OF 4)
06	PL3	PRELIMINARY PLAT (SHEET 3 OF 4)
07	PL4	PRELIMINARY PLAT (SHEET 4 OF 4)
08	CT1	CURVE TABLES
09	MB1	METES & BOUNDS
Exhibits		
10	UT0	OVERALL UTILITY PLAN
11	UT1	UTILITY PLAN (SHEET 1 OF 4)
12	UT2	UTILITY PLAN (SHEET 2 OF 4)
13	UT3	UTILITY PLAN (SHEET 3 OF 4)
14	UT4	UTILITY PLAN (SHEET 4 OF 4)

Street Name	Classification	Public/Private	Urban/Rural	ROW Width (ft)	Pavement Dimension (FOC-FOC, ft)	LENGTH (FT)	Design Speed (mph)
Oceanside Dr.	Minor Collector	Public	Urban	69	44	2518	35
Rosalind Ave.	Minor Collector	Public	Urban	69	44	1735	35
Rosalind Ave.	Local	Public	Urban	50	33	1165	25
Bond St.	Local	Public	Urban	50	33	194	25
Firestone Dr.	Local	Public	Urban	50	33	1119	25
Atlantic Court	Local	Public	Urban	50	33	909	25
Roxbury St.	Local	Public	Urban	50	33	581	25
Kirsten Dr.	Local	Public	Urban	50	33	545	25
Brookline Dr.	Local	Public	Urban	50	33	1488	25
Haybarn Lane	Collector	Public	Urban	70	48	920	35
Old Haybarn Lane	Local	Public	Urban/Rural	70	40	278	25

LJA Engineering, Inc.

2700 La Frontera Blvd
Suite 200
Round Rock, TX 78681

Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386



DEVELOPMENT NOTES

- ### C10.1 DRAINAGE MAINTENANCE

MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.

C10.2 UTILITY SERVICE PROVIDERS:

WATER SERVICE IS PROVIDED BY: JOHAH WSC WASTEWATER SERVICE IS PROVIDED BY:
PROPOSED TO BE CITY OF HUTTO

C10.3 IMPROVEMENTS WITHIN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS

THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, ITS OFFICERS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.

C10.6 SIGHT DISTANCE EASEMENTS

NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT DISTANCE EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.

C10.7 SIDEWALK MAINTENANCE

ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

C10.9 MINIMUM FINISHED FLOOR ELEVATION

THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE, EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA), RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.

FLOODPLAIN NOTES

C11.1 FLOOD HAZARD AREA

LOT 60 AND 61, BLOCK B AND LOTS 2 AND 3, BLOCK I ARE ENCROACHED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PLAN NO. 48491C0515F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.

C11.2 CERTIFICATE OF COMPLIANCE

G11.2.1

A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.

C11.2.2

NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE OR FLOODPLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.

STORMWATER MANAGEMENT NOTES

C12.5

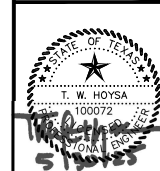
THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.

LIMMER SQUARE
PRELIMINARY PLAT

GENERAL NOTES

[illegible]

DATE: 5/30/2025
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
DRAWING NAME: A074-100T.GIN.dwg



LJA Engineering, Inc.  Phone 512.439.4700
27200 La Frontera Blvd Fax 512.439.4716
Suite 200
Round Rock, TX 78681
FRN - F-1386

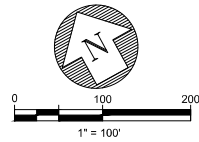
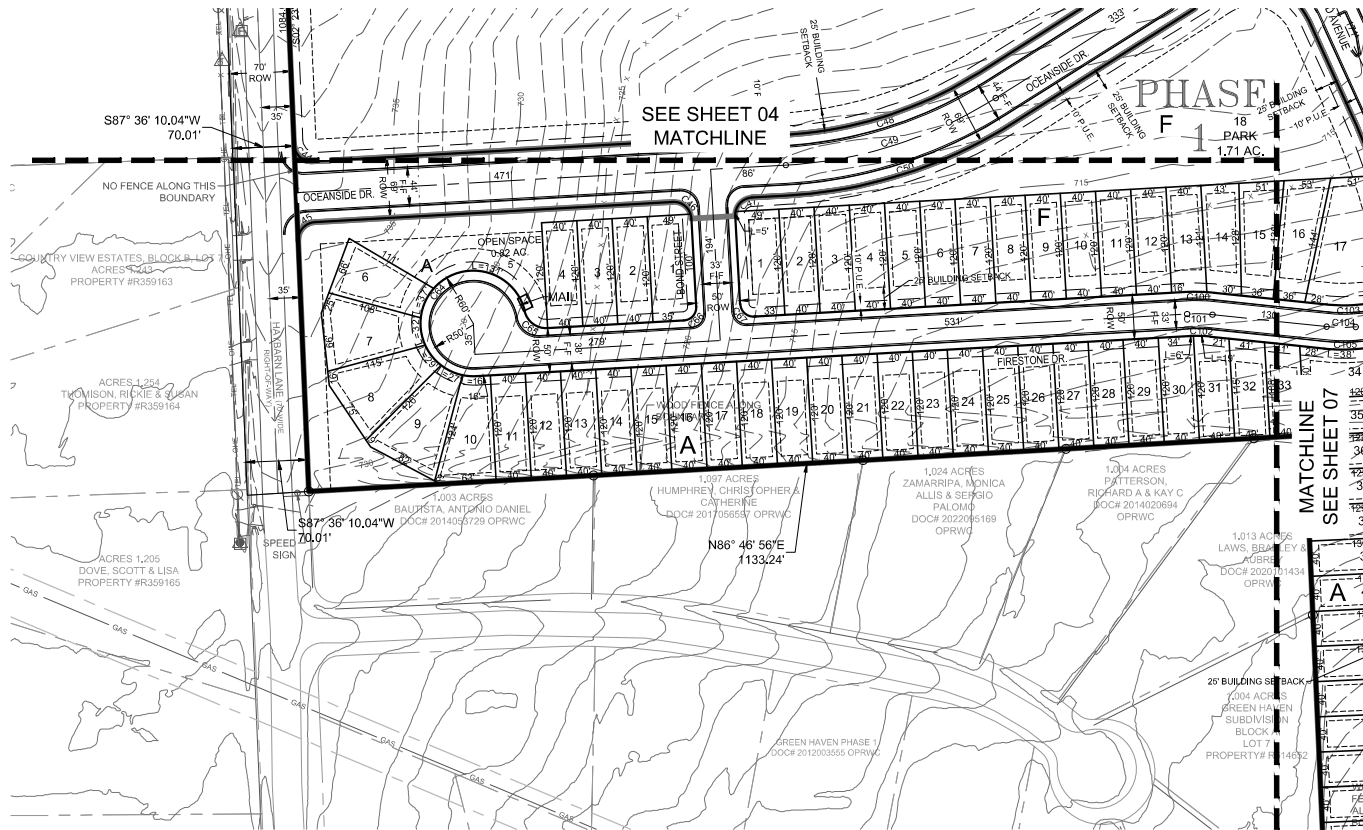
JOB NUMBER:
A474-1001

GN1

SHEET NO. 02

OF 14 SHEETS

Drawn by: P. H. L. J. Engineering, Inc. (LJA) Date: 5/30/2025
Checked by: J. A. L. Engineering, Inc. (LJA) Date: 5/30/2025
Reviewed by: J. A. L. Engineering, Inc. (LJA) Date: 5/30/2025
Title: LJA Engineering, Inc. (LJA) Date: 5/30/2025



LEGEND:

- PROPERTY BOUNDARY
- PROPERTY LINE
- ROW LINE
- PROPOSED STREET CENTERLINE
- PROPOSED EASEMENT
- BUILDING SETBACK
- EXISTING EASEMENT
- 700 EXISTING MAJOR CONTOUR
- 701 EXISTING MINOR CONTOUR
- P.U.E. PUBLIC UTILITY EASEMENT

LIMMER SQUARE
PRELIMINARY PLAT

PRELIMINARY PLAT
(SHEET 3 OF 4)

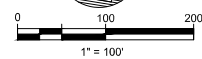
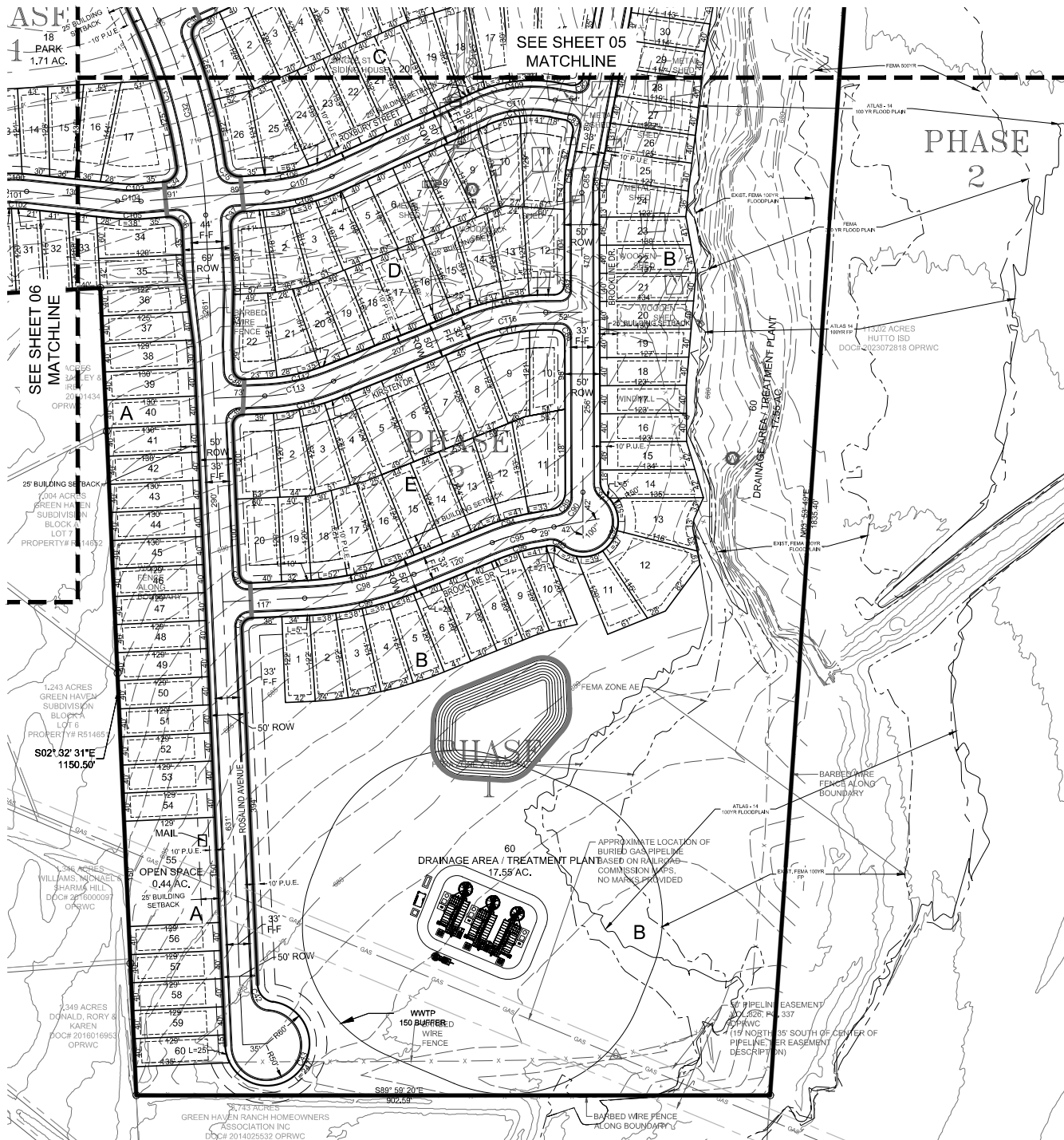
REVISIONS		
NO.	DESCRIPTION	DATE

DATE:	5/30/2025
DESIGNED BY:	XXX
DRAWN BY:	XXX
CHECKED BY:	XXX
DRAWING NAME:	A474-1001 PL SHEET.DWG



LJA Engineering, Inc.
Phone: 512.439.4700
Fax: 512.439.4716
Suite 200
Round Rock, TX 78681

JOB NUMBER:	A474-1001
PL3	
SHEET NO.	06
OF 14 SHEETS	



LEGEND:

- PROPERTY BOUNDARY
- PROPERTY LINE
- ROW LINE
- PROPOSED STREET CENTERLINE
- PROPOSED EASEMENT
- BUILDING SETBACK
- EXISTING EASEMENT
- 700 EXISTING MAJOR CONTOUR
- 701 EXISTING MINOR CONTOUR
- 100YR EXIST. FEMA FLOODPLAIN
- 100YR ATLAS - 14 FLOODPLAIN
- 500YR FEMA FLOODPLAIN
- P.U.E. PUBLIC UTILITY EASEMENT

**LIMMER SQUARE
PRELIMINARY PLAT**

NO.	REVISIONS	DESCRIPTION	BY	DATE

DATE:	5/30/2025
DESIGNED BY:	XXX
DRAWN BY:	XXX
CHECKED BY:	XXX
DRAWING NAME:	ATLAS-100 YR Floodplain



LJA Engineering, Inc.
 Phone 512.439.4700
 Fax 512.439.4716
 Suite 200
 Round Rock, TX 78681
 FRN - F-1386

JOB NUMBER:	A474-1001
PL4	
SHEET NO.	07
OF 14 SHEETS	

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	25.00	31.73'	072° 43' 05"	N37° 40' 03"W	29.64'
C2	25.00	38.92'	089° 11' 28"	S43° 07' 11"W	35.11'
C3	965.00	501.43'	029° 46' 18"	N13° 34' 38"E	495.80'
C4	1000.00	549.27'	031° 28' 16"	N13° 25' 44"E	542.39'
C5	1035.00	553.50'	030° 38' 26"	N13° 50' 38"E	546.92'
C6	145.00	148.01'	058° 29' 13"	S31° 35' 32"E	141.67'
C7	180.00	183.74'	058° 29' 13"	S31° 35' 32"E	175.87'
C8	215.00	219.47'	058° 29' 13"	S31° 35' 32"E	210.06'
C9	20.00	31.66'	090° 42' 04"	N73° 48' 49"E	28.46'
C10	20.00	31.23'	089° 27' 16"	N16° 06' 31"W	28.15'
C11	505.00	273.38'	031° 01' 01"	S13° 06' 37"W	270.05'
C12	470.00	258.91'	031° 33' 45"	S13° 22' 59"W	255.85'
C13	435.00	239.63'	031° 33' 45"	S13° 22' 59"W	236.61'
C14	25.00	39.17'	089° 46' 49"	N47° 39' 59"W	35.29'
C15	25.00	39.37'	090° 13' 11"	S42° 20' 01"W	35.42'
C16	504.50	141.64'	016° 05' 08"	S10° 49' 08"E	141.17'
C17	470.00	131.95'	016° 05' 08"	S10° 49' 08"E	131.52'
C18	435.50	122.26'	016° 05' 08"	S10° 49' 08"E	121.86'
C19	965.50	397.79'	023° 36' 21"	N07° 02' 28"W	394.98'
C20	1000.00	412.31'	023° 37' 24"	N07° 03' 00"W	409.39'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C21	1034.50	426.53'	023° 37' 24"	N07° 03' 00"W	423.52'
C22	784.50	293.70'	021° 27' 00"	S05° 57' 48"E	291.98'
C23	750.00	280.78'	021° 27' 00"	S05° 57' 48"E	279.14'
C24	715.50	267.87'	021° 27' 00"	S05° 57' 48"E	266.30'
C25	180.50	234.69'	074° 29' 50"	N20° 33' 37"E	218.50'
C26	100.50	157.87'	090° 00' 00"	S61° 41' 18"E	142.13'
C27	71.50	127.34'	097° 13' 57"	N73° 34' 29"W	107.30'
C28	71.50	122.00'	097° 45' 43"	S24° 25' 50"W	107.73'
C29	20.00	31.42'	090° 00' 00"	S69° 27' 01"E	28.28'
C30	20.00	30.30'	086° 47' 36"	S22° 09' 11"W	27.48'
C31	715.50	201.55'	016° 08' 23"	N16° 22' 49"W	200.89'
C32	750.00	286.78'	021° 54' 30"	N13° 29' 46"W	285.04'
C33	784.50	185.10'	013° 31' 06"	N14° 29' 04"W	184.67'
C34	20.00	32.71'	093° 42' 35"	N38° 32' 47"E	29.18'
C35	20.00	30.12'	086° 16' 27"	S50° 51' 44"E	27.35'
C36	20.00	31.36'	089° 51' 13"	N47° 28' 07"W	28.25'
C37	20.00	30.91'	088° 32' 33"	S41° 43' 46"W	27.92'
C38	15.00	23.56'	090° 00' 00"	S47° 32' 31"E	21.21'
C39	15.00	23.48'	089° 41' 52"	S42° 18' 25"W	21.16'
C40	15.00	23.56'	090° 00' 00"	S47° 32' 31"E	21.21'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C41	15.00	23.56'	090° 00' 00"	S42° 27' 29"W	21.21'
C42	25.00	34.83'	079° 50' 09"	S42° 27' 35"E	32.08'
C43	60.00	272.10'	259° 50' 10"	N47° 32' 25"E	92.04'
C44	20.00	31.69'	090° 46' 23"	S47° 47' 01"E	28.47'
C45	20.00	31.13'	089° 10' 42"	S42° 11' 36"W	28.08'
C46	20.00	31.42'	090° 00' 00"	N48° 13' 04"W	28.28'
C47	20.00	31.42'	090° 00' 00"	S41° 46' 56"W	28.28'
C48	465.50	235.40'	028° 58' 25"	N72° 17' 44"E	232.90'
C49	500.00	252.84'	028° 58' 25"	N72° 17' 44"E	250.16'
C50	534.50	270.29'	028° 58' 25"	N72° 17' 44"E	267.42'
C51	715.50	134.11'	010° 44' 23"	N67° 56' 31"E	133.92'
C52	750.00	140.58'	010° 44' 23"	N67° 56' 31"E	140.38'
C53	784.50	147.05'	010° 44' 23"	N67° 56' 31"E	146.83'
C54	784.50	224.19'	016° 22' 26"	S70° 45' 32"W	223.43'
C55	750.00	214.33'	016° 22' 26"	S70° 45' 32"W	213.60'
C56	715.50	204.47'	016° 22' 26"	S70° 45' 32"W	203.78'
C57	456.50	23.26'	002° 55' 11"	N77° 29' 09"E	23.26'
C58	500.00	85.33'	009° 46' 40"	N74° 03' 25"E	85.22'
C59	543.50	22.49'	002° 22' 16"	N77° 45' 37"E	22.49'
C60	534.50	60.02'	006° 26' 01"	N72° 23' 05"E	59.99'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C61	465.50	46.80'	005° 45' 39"	N72° 02' 54"E	46.78'
C62	25.00	39.70'	090° 58' 58"	N24° 40' 15"E	35.66'
C63	25.00	39.83'	091° 16' 54"	N66° 29' 40"W	35.75'
C64	60.00	272.10'	259° 50' 09"	S36° 42' 01"W	92.04'
C65	25.00	34.83'	079° 50' 09"	S53° 17' 59"E	32.08'
C66	15.00	23.56'	090° 00' 00"	N41° 46' 56"E	21.21'
C67	15.00	23.56'	090° 00' 00"	S48° 13' 04"E	21.21'
C68	1225.00	78.12'	003° 39' 13"	S67° 22' 36"W	78.10'
C69	1200.00	76.52'	003° 39' 13"	S67° 22' 36"W	76.51'
C70	1175.00	74.93'	003° 39' 13"	S67° 22' 36"W	74.92'
C71	15.00	23.29'	088° 57' 07"	N66° 19' 14"W	21.02'
C72	15.00	23.84'	091° 02' 53"	S23° 40' 46"W	21.41'
C73	325.00	83.59'	014° 44' 13"	S76° 34' 19"W	83.36'
C74	300.00	77.16'	014° 44' 13"	S76° 34' 19"W	76.95'
C75	275.00	70.73'	014° 44' 13"	S76° 34' 19"W	70.54'
C76	25.00	23.51'	053° 52' 27"	N56° 55' 29"E	22.65'
C77	25.00	23.51'	053° 52' 27"	N69° 02' 38"W	22.65'
C78	60.00	301.49'	287° 54' 20"	N06° 03' 34"W	70.61'
C79	155.00	87.81'	032° 27' 27"	N05° 36' 58"W	86.64'
C80	180.00	101.97'	032° 27' 27"	N05° 36' 58"W	100.61'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C81	205.00	116.13'	032° 27' 27"	N05° 36' 58"W	114.58'
C82	15.00	23.56'	090° 00' 00"	N55° 36' 46"E	21.21'
C83	15.00	23.56'	090° 00' 00"	N34° 23' 14"W	21.21'
C84	205.00	38.68'	010° 48' 40"	S05° 12' 26"W	38.62'
C85	180.00	33.96'	010° 48' 40"	S05° 12' 26"W	33.91'
C86	155.00	29.25'	010° 48' 40"	S05° 12' 26"W	29.20'
C87	15.00	23.56'	090° 00' 00"	N44° 48' 05"E	21.21'
C88	15.00	22.87'	087° 21' 18"	N43° 52' 34"W	20.72'
C89	25.00	34.91'	080° 00' 00"	N39° 48' 05"E	32.14'
C90	50.00	69.81'	080° 00' 01"	N39° 48' 05"E	64.28'
C91	25.00	21.03'	048° 11' 23"	S24° 17' 36"E	20.41'
C92	50.00	153.92'	176° 22' 46"	N39° 48' 05"E	99.95'
C93	25.00	21.03'	048° 11' 23"	N76° 06' 13"W	20.41'
C94	325.00	67.06'	011° 49' 20"	S73° 53' 25"W	66.94'
C95	300.00	61.90'	011° 49' 20"	S73° 53' 25"W	61.79'
C96	275.00	56.74'	011° 49' 20"	S73° 53' 25"W	56.64'
C97	445.00	151.29'	019° 28' 44"	N77° 43' 07"E	150.56'
C98	470.00	159.79'	019° 28' 44"	N77° 43' 07"E	159.02'
C99	495.00	177.14'	020° 30' 15"	N77° 12' 21"E	176.20'
C100	205.00	32.85'	009° 10' 55"	N88° 37' 36"W	32.82'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C101	180.00	28.85'	009° 10' 55"	N88° 37' 36"W	28.82'
C102	155.00	24.84'	009° 10' 55"	N88° 37' 36"W	24.81'
C103	155.00	28.58'	010° 33' 47"	S89° 19' 02"E	28.54'
C104	180.00	33.19'	010° 33' 47"	S89° 19' 02"E	33.14'
C105	205.00	37.79'	010° 33' 47"	S89° 19' 02"E	37.74'
C106	276.50	87.26'	018° 04' 51"	N76° 20' 03"E	86.89'
C107	301.50	95.67'	018° 10' 50"	N76° 18' 39"E	95.27'
C108	326.50	104.10'	018° 16' 07"	N76° 17' 25"E	103.66'
C109	205.00	125.39'	035° 02' 43"	S83° 05' 24"W	123.44'
C110	180.00	110.10'	035° 02' 43"	S83° 05' 24"W	108.39'
C111	155.00	94.81'	035° 02' 43"	S83° 05' 24"W	93.34'
C112	275.00	92.07'	019° 10' 56"	N77° 52' 01"E	91.64'
C113	300.00	100.44'	019° 10' 56"	N77° 52' 01"E	99.97'
C114	325.00	108.81'	019° 10' 56"	N77° 52' 01"E	108.30'
C115	325.00	122.10'	021° 31' 32"	S79° 02' 20"W	121.38'
C116	300.00	112.71'	021° 31' 32"	S79° 02' 20"W	112.05'
C117	275.00	116.01'	024° 10' 14"	S80° 21' 41"W	115.15'
C118	248.32	276.95'	063° 54' 10"	S79° 27' 36"E	262.82'
C119	335.04	116.46'	019° 54' 57"	N12° 21' 18"W	115.87'
C120	265.03	92.33'	019° 57' 38"	S12° 19' 58"E	91.86'

LIMMER SQUARE
PRELIMINARY PLAT

CURVE TABLES

REVISIONS				
NO.	DESCRIPTION	BY	DATE	

DATE: 5/30/2025	DESIGNED BY: XXX
DRAWN BY: XXX	CHECKED BY: XXX
DRAWING NAME: A474-1001 PL Sheets.dwg	



LJA Engineering, Inc.
2700 La Frontera Blvd
Suite 200
Round Rock, TX 78681
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

**A METES AND BOUNDS
DESCRIPTION OF A
111.851 ACRE TRACT OF LAND**

BEGINNING at a 1/2 inch iron rod found on the southerly right-of-way line of County Road 109 / Limmer Loop (104 foot measured width public right-of-way) and marking the southeast corner of that certain 0.133 acre tract described in instrument to Williamson County in Document No. 2007030485 of the Official Public Records and situated on the easterly boundary of that certain 1.83 acre tract described in instrument to Randel G. Len and Nancy S. in Volume 2527, Page 887 of the Official Public Records of Williamson County;

1. North 87°26'37" East, 1067.45 feet to a 1/2 inch iron rod with plastic cap stamped "Diamond Surveying" found for corner;
2. South 02°33'23" East, 21.27 feet to a 1/2 inch iron rod with plastic cap stamped "Diamond Surveying" found for corner;
3. South 71°30'08" East, 159.13 feet to a 1/2 inch iron rod with an illegible plastic cap found for corner;

1. South 47°28'05" East, 187.87 feet to a 1/2 inch iron rod with plastic cap stamped "Diamond Surveying" found for corner;
2. in an easterly direction along a non-tangent curve to the left, having a radius of 248.32 feet, a chord South 79°27'36" East, 262.82 feet, a central angle of 63°54'10", and an arc length of 276.95 feet to a 1/2 inch iron rod with plastic cap stamped "Diamond Surveying" found for corner;
3. North 68°37'54" East, 76.05 feet to a 1/2 inch iron rod with plastic cap stamped "Diamond Surveying" found for corner;

1. South 24°47'35" East, 25.33 feet to a 1/2 inch iron rod with plastic cap stamped "Kontur Tech" found for corner;
2. South 20°49'55" East, 986.38 feet to a 1/2 inch iron rod found with aluminum cap stamped "TXDOT" found for corner;

1. South 87°05'21" West, 207.21 feet to a 1/2 inch iron rod found for corner;
2. South 87°01'31" West, 56.98 feet to a 1/2 inch iron rod with plastic cap stamped (KHA) set for corner;
3. South 03°53'49" West, 1835.40 feet to a 1/2 inch iron rod found marking the northeast corner of Lot 6, Block B of Green Haven Phase 1, plat of which is recorded in Document No. 2012003555 of the Official Public Records of Williamson County;

2. North 02°32'31" West, 1150.50 feet to a 1/2 inch iron rod found marking the northeast corner of Lot 8, Block A of said Green Haven Phase 1;
3. South 86°46'56" West, 1133.24 feet to a 1/2 inch iron rod with illegible plastic cap found on the easterly right-of-way line of Hayburn Lane (70 foot wide right-of-way described in Document No. 2010062192 of the Official Public Records of Williamson County) and marking the northwest corner of Lot 12, Block A of said Green Haven Phase 1;

1. North 02°23'50" West, 1084.60 feet to a 1/2 inch iron rod with plastic cap stamped "Kontur Tech" found for corner;

1. North 75°32'48" East, 100.62 feet to a 1/2 inch iron rod found for corner;
2. North 53°35'10" East, 100.99 feet to a 1/2 inch iron rod found for corner;
3. North 23°05'32" East, 105.03 feet to a 1/2 inch iron rod found for corner;
4. North 12°15'48" East, 85.46 feet to a 1/2 inch iron rod found for corner;
5. North 02°54'54" West, 106.88 feet to the **POINT OF BEGINNING** and containing 111.851 acres of land in Williamson County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kinley-Horn and Associates, Inc. in San Antonio, Texas.

LIMMER SQUARE
PRELIMINARY PLAT

METES & BOUNDS

[illegible]

DATE: 5/30/2025

DESIGNED BY: XXX

DRAWN BY: XXX

CHECKED BY: XXX

DRAWING NAME: A474-1001 MB1.dwg



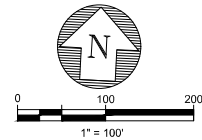
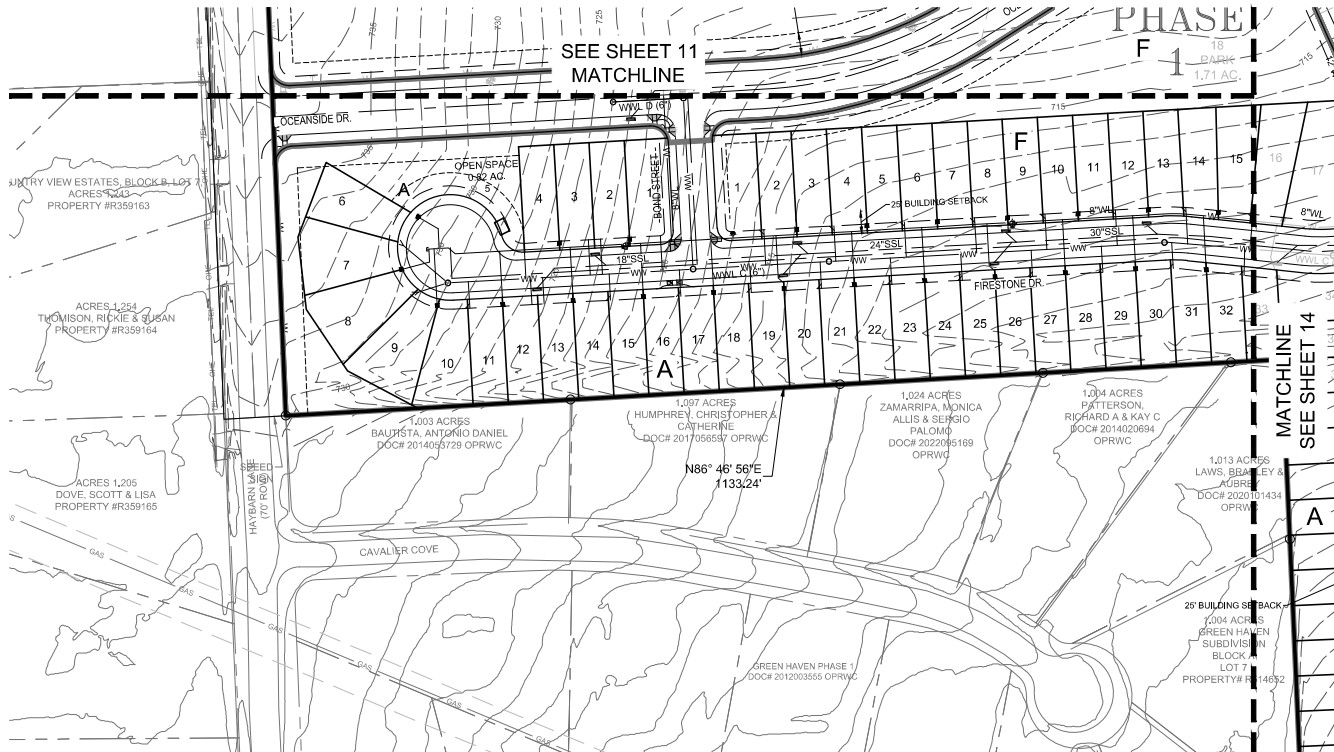
LJA Engineering, Inc.
27200 La Frontera Blvd
Suite 200
Round Rock, TX 78681
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

JOB NUMBER:
A474-1001

MB1

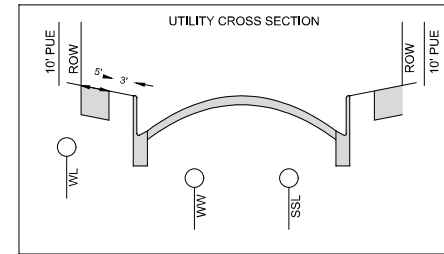
SHEET NO. 09

OF 14 SHEETS



LEGEND:

- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING FIRE HYDRANT
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- PROPOSED AIR RELEASE VALVE
- EXISTING AIR RELEASE VALVE
- PROPOSED PLUG OR CAP
- EXISTING PLUG OR CAP
- PROPOSED CLEAN OUT
- EXISTING CLEAN OUT
- PROPOSED WATER LINE
- PROPOSED WASTEWATER LINE AND MANHOLE
- PROPOSED STORM SEWER LINE AND MANHOLE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE AND MANHOLE
- EXISTING STORM SEWER LINE
- DOUBLE SANITARY SERVICE LEAD
- SINGLE SANITARY SERVICE LEAD
- DOUBLE WATER SERVICE LEAD
- SINGLE WATER SERVICE LEAD
- SINGLE WASTEWATER PRESSURE SERVICE LEAD



**LIMMER SQUARE
PRELIMINARY PLAT**

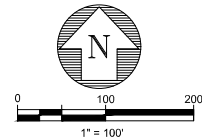
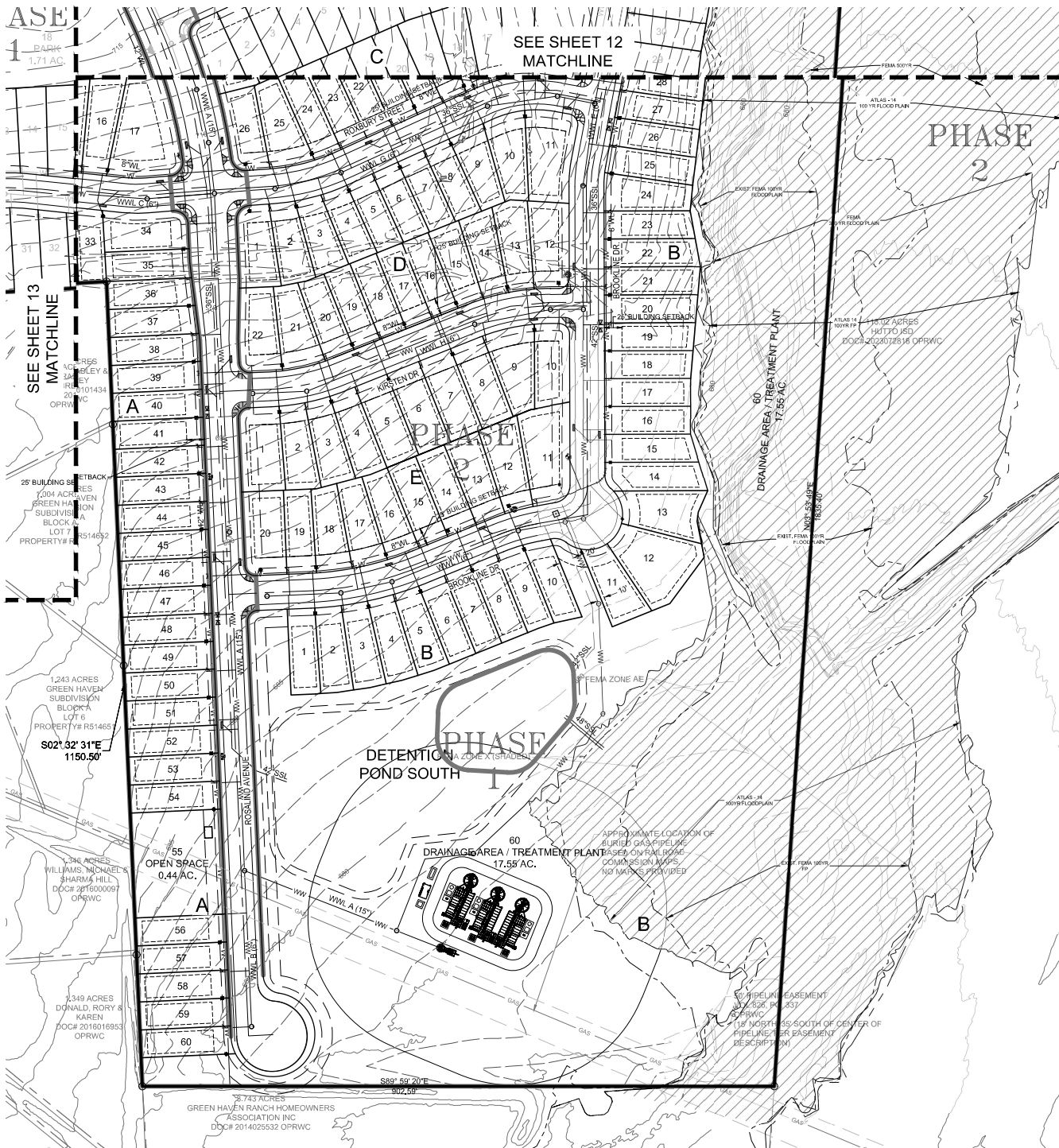
NO.	DESCRIPTION	BY	DATE

DATE: 5/30/2025	DESIGNED BY: XXX
DRAWN BY: XXX	CHECKED BY: XXX
DRAWING NAME: A474-1001 UT.dwg	



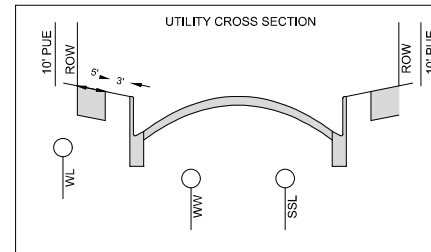
LJA Engineering, Inc.
 Phone 512.439.4700
 2700 La Frontera Blvd
 Suite 200
 Round Rock, TX 78681
 Fax 512.439.4716
 FRN - F-1386

JOB NUMBER: A474-1001
UT3
SHEET NO. 13
OF 14 SHEETS



LEGEND:

- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING FIRE HYDRANT
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- PROPOSED AIR RELEASE VALVE
- EXISTING AIR RELEASE VALVE
- PROPOSED PLUG OR CAP
- EXISTING PLUG OR CAP
- PROPOSED CLEAN OUT
- EXISTING CLEAN OUT
- PROPOSED WATER LINE
- PROPOSED WASTEWATER LINE AND MANHOLE
- PROPOSED STORM SEWER LINE AND MANHOLE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE AND MANHOLE
- EXISTING STORM SEWER LINE
- DOUBLE SANITARY SERVICE LEAD
- SINGLE SANITARY SERVICE LEAD
- DOUBLE WATER SERVICE LEAD
- SINGLE WATER SERVICE LEAD
- SINGLE WASTEWATER PRESSURE SERVICE LEAD



**LIMMER SQUARE
PRELIMINARY PLAT**

REVISIONS		DATE
NO.	DESCRIPTION	BY

DATE: 5/30/2025	DESIGNED BY: XXX
DRAWN BY: XXX	CHECKED BY: XXX
DRAWING NAME: A14-100 UT.dwg	



LJA Engineering, Inc.
 Phone 512.439.4700
 2700 La Frontera Blvd
 Suite 200
 Round Rock, TX 78681
 Fax 512.439.4716
 FRN - F-1386

JOB NUMBER: A474-1001
UT 4
SHEET NO. 14
OF 14 SHEETS